

Retail Unit - To Let

Unit 1 Wellington Street, Newmarket, Suffolk, CB8 0HY

Merrifields



Size: 979 Sq Ft

Located on Wellington Street

Ground Floor Retail with additional First floor space

WC, staff area and rear parking

Suitable for retail and other business service uses within E use class

Available To Let on terms to be agreed



01284 700 700

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

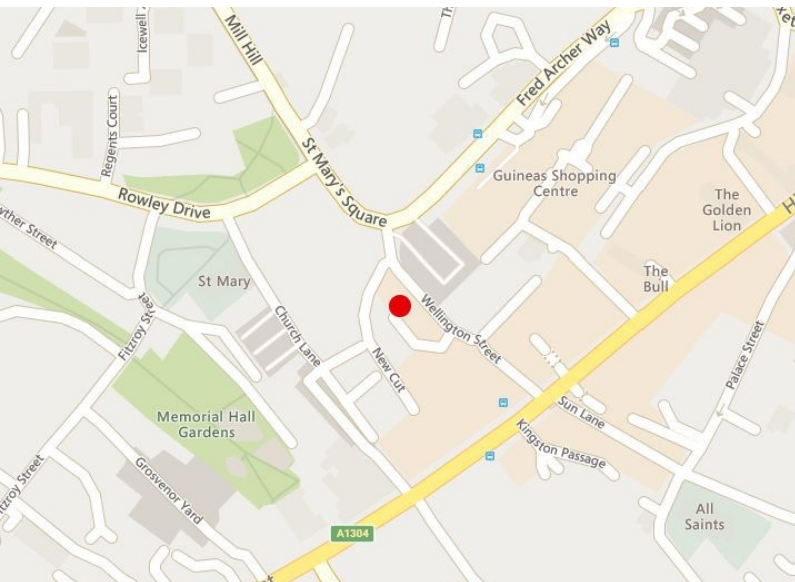
Description

The shop is located on Wellington Street in Newmarket Town Centre. The street is linked to the High Street via a pedestrian thoroughfare providing good footfall between the High Street and car parking off Wellington Street. The shop is self-contained and includes an open plan sales area, first floor sales / ancillary storage, a WC and rear staff area. Externally there are 2 parking spaces available with the shop.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Total	979 Sq Ft	90.95 Sq M
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Availability

The property is available TO LET immediately on terms to be agreed

Rent

£15,500 per annum exclusive

VAT

Option to tax to be confirmed, all prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Business Rates

The rateable value is £12,500 (2023).
Small business rates relief may be available.

Service Charge

The tenant will be responsible for a fair and reasonable proportion of the service charge.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises has consent to be used for an amusement centre under application no. F/2002/133. The property may also be suitable for alternative uses within an E use class (STPP).

EPC

EPC to be confirmed.

Viewing & Further Information

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REF: A000805 / 20.05.25

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